

16.06 ICC - LAND DIVISIONS AND DEDICATIONS



The purpose of 16.06 ICC is to “regulate the division of land and to promote the public health, safety, and general welfare in accordance with standards established by the State of Washington; to promote effective use of land;... and to require uniform monumenting of land divisions and conveyance by accurate legal description.”

SUMMARY

- Background
- Lot Combinations & Boundary Line Adjustments
- Boundary Line Corrections
- Large Lot Segregations
- Findings & Conclusions



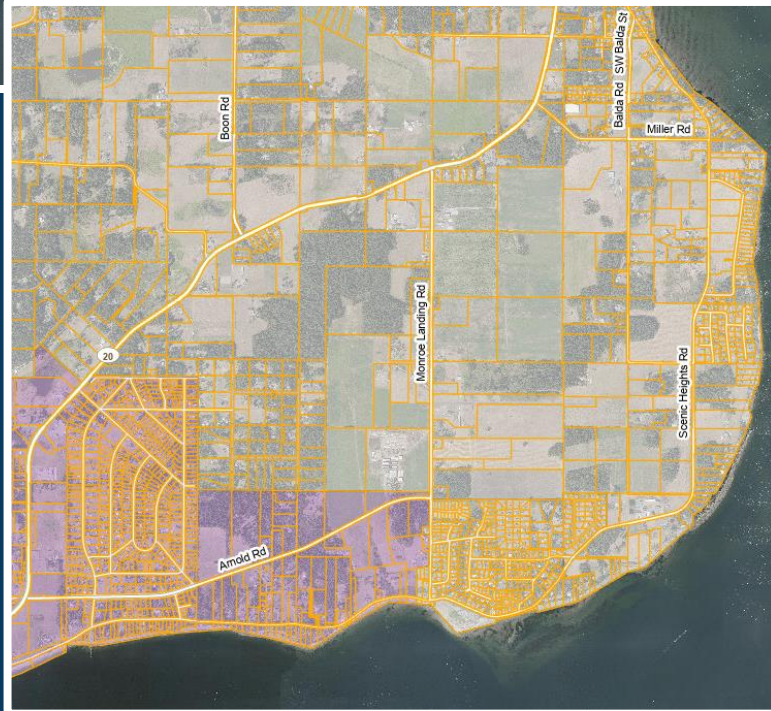
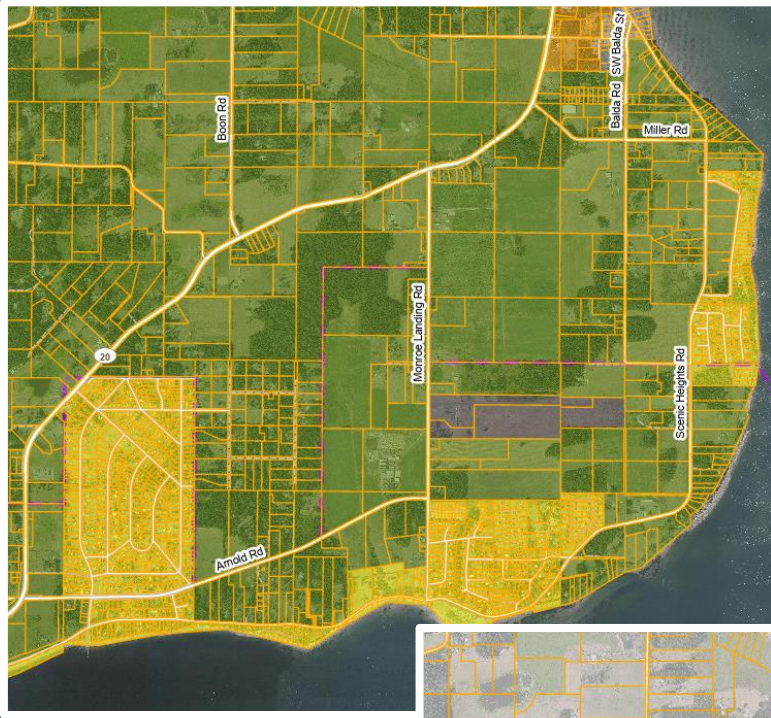
BACKGROUND

- 16.06 ICC – Land Divisions and Dedications code update is a 2022 work plan priority
- Provide oversight
 - Tax Codes Match
 - Allowable zoning and land use requirement
 - Ownership matches
- Reduce confusion



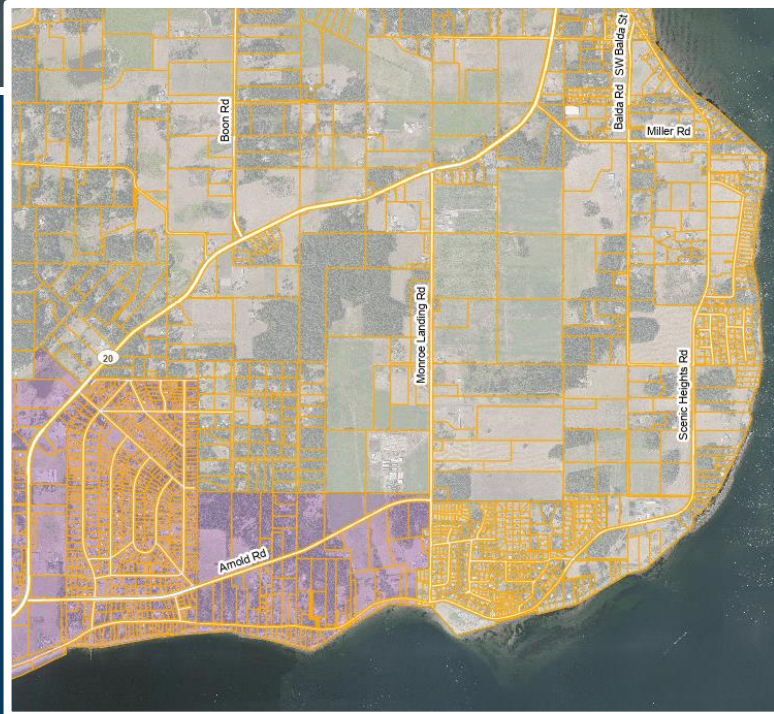
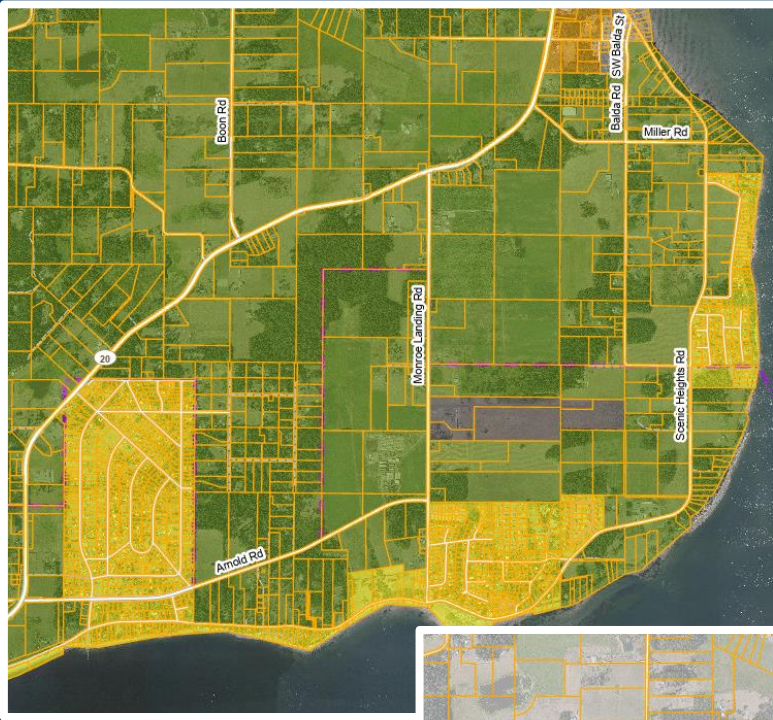
LOT COMBINATIONS & BOUNDARY LINE ADJUSTMENTS

- Follow identical application, submission, and approval process
- Require a Washington State licensed surveyor



BOUNDARY LINE CORRECTIONS

- Eliminate BLCs
- Reduce confusion
- Provide oversight via the BLA process



County	Minimum Division
Chelan	1/32 of a section (20 acres)
King	1/16 of a section (40 acres)
San Juan	1/16 of a section (40 acres)
Snohomish	1/8 of a section (80 acres)
Whatcom	1/32 of a section (20 acres)
Yakima	1/16 of a section (40 acres)

Island County Parcel Inventory	
Total Parcels Island County	50,139
Number of Parcels outside UGAs	37,000*
Parcels 80+ Acres	77
Parcels 40+ Acres	163
Parcels 20+ Acres	595
*Estimate	

LARGE LOT SEGREGATIONS

- Allows parcel owners to divide a parcel into two equal lots
- File the division with the Assessor's office
- Island County currently exempts divisions down to 1/64 section (10 acres)
- Recommend increasing to 1/16 section (40 acres)



FINDINGS & CONCLUSIONS

- Reduce errors
- Require a complete application
- Require a registered surveyor
- Eliminate BLC
- Increase large-lot segregations

